

Section 41

R-MH SINGLE-FAMILY MOBILE HOME DISTRICT

Sections:

- 41.010 Intent.**
- 41.020 Permitted uses.**
- 41.030 Lot area and width.**
- 41.040 Yards.**
- 41.050 Building height.**
- 41.060 Additional building and performance standards.**

41.010 Intent.

The intent of the R-MH single-family mobile home district is to provide for single-family mobile home and single-family dwelling developments and directly related complementary uses at a medium density. The district is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

41.020 Permitted uses.

Permitted uses in the R-MH district are as follows:

A. Principal Uses.

- Single-family mobile homes
- Public parks
- Day care homes, family
- Day care homes, group
- Essential services (Type I)
- Mobile home parks on sites of not less than ten acres, with a minimum of twenty-five lots
- Mobile home subdivisions on sites of not less than ten acres

B. Conditional Uses.

- Churches
- Day care centers
- Essential services (Type II)
- Public buildings
- Golf courses
- Temporary sales and office buildings
- Private recreational vehicle and boat storage areas for more than two vehicles
- Any use approved as part of a planned unit development subject to provisions of Section 54.

C. Accessory Uses.

Accessory buildings and uses customarily incidental thereto. No part of any mobile home park or subdivision shall be used for nonresidential purposes, except such uses that are required for direct servicing and the wellbeing of park residents and for management and maintenance of the park or subdivision. Nothing in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.

Fences

Greenhouses

Home occupations

Private garages

Private or jointly owned community center recreational facilities, pools, tennis courts, spas, recreational vehicle and boat storage areas for less than three vehicles

Tool sheds, for storage of domestic supplies

Temporary buildings and yards incidental to construction work

Other buildings and structures customarily accessory to mobile home development.

41.030 Lot area and width.

The minimum lot area for the R-MH district shall be five thousand five hundred (5,500) square feet where both community water and sanitary sewer is available. The minimum lot width shall be fifty-five feet (55').

41.040 Yards.

Every lot shall have the following yards:

Front yard 20 feet

Rear yard 8 feet

Side yards 8/20 feet*

Corner side yard 20 feet

* No side yard shall be less than 8 feet; at least one side yard shall be 20 feet.

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

41.050 Building height.

Maximum building height in the R-MH district shall be thirty feet (30') for buildings with roof pitches of 3:12 or greater, and twenty-four feet (24') for buildings with flat roofs or with roof pitches of less than 3:12.

41.060 Additional building and performance standards.

Development is allowed subject to all applicable regulations including, due to location within the Bozeman extraterritorial building permit jurisdiction area, Bozeman building permits. Development of any parcel of land within this district shall be subject to all applicable requirements of Sections 46, 47, and 50, including, but not limited to, fences,

parking, signs, landscaping and home occupations. In addition, single-family mobile home development will be subject to the following general requirements:

A. Minimum Area for R-MH District.

1. The minimum total R-MH district shall be no less than five (5) acres unless the applicant can show that the minimum area requirements should be waived because the waiver would be in the public interest and that one or all of the following conditions exist:
 - a. Unusual physical features of the property itself or of the surrounding area such that development under the standard provisions of this title would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community; or
 - b. The property is adjacent to or across the street from property which has been developed under the provisions of this section and will contribute to the amenities of the area.
2. Waiver of the five acre minimum may be granted by the commission.

B. Plumbing and Electrical Requirements. All mobile home developments developed under this section shall comply with Montana State Department of Health regulation No. 54-500 or any amendment thereto concerning plumbing and electrical requirements.

C. Lot Improvements.

1. Utility Hookup. Every mobile home shall be permanently connected to electric power, water supply, sewage disposal, gas and telephone service lines in compliance with applicable codes, and all utility distribution and service lines shall be installed underground.
2. Permanent Foundations and Anchoring. All mobile homes shall be required to be physically connected to an approved permanent foundation. Minimum permanent foundation standards for mobile homes are available at the Bozeman building department. Building permits issued through the Bozeman building department are required for the foundations.
3. Maintenance.
 - a. There shall be no exposed outdoor storage of furniture (except lawn furniture), household goods, tools, equipment, or building materials or supplies.
 - b. No mobile home may be parked on a public or private street for more than twenty-four hours.
 - c. An abandoned, burned or wrecked mobile home must be secured against entry as directed by the fire chief and may not be kept on a lot for more than forty-five days.
 - d. Each mobile home must bear an insignia which attests that the construction of the mobile home meets regulation A 119.1 of the American National Standards Institute (adopted by the U.S. Department of Housing and Urban Development), or be certified as meeting the Mobile Home Construction and Safety Standards of the U.S. Department of Housing and Urban Development.

- e. Standard mobile home skirting must be provided around the entire perimeter of the mobile home between the bottom of the body of the mobile home and the ground, except where the running gear has been removed and the mobile home itself is attached directly to the permanent foundation.
- f. All required front yards of mobile home lots shall be fully landscaped.
- g. All private, commonly owned recreation areas not devoted to buildings, structures, surfaced courts, sand boxes, etc. shall be landscaped and irrigated.

D. Permits and Inspections.

- 1. Land Use Permit Required. All mobile homes and non-mobile home improvements in the zoning jurisdiction of the Gallatin County / Bozeman Area Zoning District must be issued a land use permit by Gallatin County.
- 2. Bozeman Permit and Building Inspection Required.
 - a. All mobile homes moved into the zoning jurisdiction of the Gallatin County / Bozeman Area Zoning District must be issued a permit and be inspected by the Bozeman building inspector prior to gas and electric service being turned on by the servicing utility. A copy of the original sales contract shall be available for permit informational purposes.
 - b. The required inspections for mobile homes shall include on-site utilities requirements including gas, electric, sewer and water, setback requirements, and off-street parking requirements, fees for which have been established by the Bozeman city commission by resolution.
 - c. It is unlawful for any person, firm, corporation or agency to turn on, or allow to be turned on, any gas or electric service without an inspection and clearance from the Bozeman building inspector.
- 3. Non-Mobile-Home Improvements Subject to the Uniform Building Code. Bozeman building permits must be obtained for additions, alterations, canopies, carports, storage areas and detached refrigeration units that were not included in the original sale of the mobile home unit, fees for which are set by the Uniform Building Code (Section 8-1) and Uniform Mechanical Code (Section 9-4).
- 4. Owner's Responsibility. It shall be the responsibility of the individual property owners or, in the case of a rental park, the managers of rental parks to see that all sections of this article are complied with. including requirements relative to placement of mobile homes, and all required permits.